

PROPERTY OWNERS ASSOCIATION 1<sup>st</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**HOA of Highland Meadows Inc.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                   §

County of Dallas               §

1.       Name of Subdivision: Highland Meadows
2.       Subdivision Location: Dallas
3.       Name of Homeowners Association: HOA of Highland Meadows Inc.
4.       Recording Data for Association: Plat Maps for Highland Meadows are listed below:
  - Phase I is recorded under Instrument No. 20051380181
  - Phase IIA is recorded under Instrument No. 201500249692
  - Phase IIB is recorded under Instrument No. 201600300312
  - Phase IIC is recorded under Instrument No. 201500179645
5.       Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and II is recorded under Document No. 3426467.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and Phase II is recorded under Document No. 3443419.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and Phase II is recorded under Document No. 200503656996.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and Phase II is recorded under Document No. 20060071507.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and Phase II is recorded under Document No. 201700111236.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and Phase II is recorded under Document No. 201200149915.

Corrected Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Highland Meadows Phase I and Phase II is recorded under Document No. 201800069872.

Assignment of Declarant Status and Designation of Successor Declarant is filed under Document No. 201400198949.

Declaration of Annexation Adding Phase III is filed under Document No. 201800037970.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

ByLaws of HOA of Highland Meadows, Inc. are filed under Document No. 3426468.

Articles of Incorporation for HOA of Highland Meadows is filed under Document No. 800291840.

Certificate and Memorandum of Recording of Dedicatory Instruments for HOA of Highland Meadows pertaining to the Collection Policy is filed under Document No. 201400075820.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

HOA of Highland Meadows, Inc.

By: Sally Smith  
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

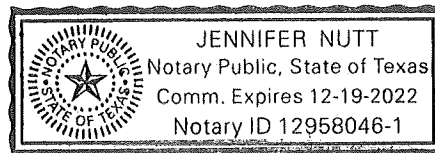
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of HOA of Highland Meadows, Inc., on behalf of said association.

Jennifer Nutt  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100318026

eRecording - Real Property

Recorded On: October 25, 2021 08:41 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202100318026  
Receipt Number: 20211022000646  
Recorded Date/Time: October 25, 2021 08:41 AM  
User: Kevin T  
Station: CC18

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX